

6 Housing

6.1 Introduction

The City of Eastlake was incorporated as a village in 1948 and became a city in 1951 when the 1950 Census population was certified. Eastlake developed as a traditional post World War II Baby Boom community. This chapter will discuss the housing characteristics of the community. This will include type of housing, age of housing, length of residency and home value.

6.2 Housing Unit Types

There are several types of housing units identified by the U.S. Census Bureau. One unit, detached is a single family home. One unit attached are units that are attached to another structure, an apartment above a store for example.

Table 6.1 Housing Unit Types

Units in the Structure	Eastlake City		Lake County		Cleveland PMSA	
	Number of Units	Percentage	Number of Units	Percentage	Number of Units	Percentage
1 Unit, Detached	6,726	81.1%	68,094	72.8%	611,865	64.1%
1 Unit, Attached	106	1.3%	5,549	6.3%	52,285	5.5%
2 Units	41	0.5%	1,573	1.7%	70,934	7.4%
3 or 4 Units	66	0.8%	2,194	2.3%	33,702	3.5%
5 to 9 Units	382	4.6%	3,875	4.1%	37,657	3.9%
10 to 19 Units	229	2.8%	3,575	3.8%	41,359	4.3%
20 or more units	645	7.8%	5,999	6.4%	92,180	9.7%
Mobile Homes	74	0.9%	2,329	2.5%	14,996	1.6%
Boat, RV, van, Etc.	0	0.0%	9	0.0%	170	0.0%

(US Census Bureau)

Source: US Census

Structures that have two units are duplexes. Three or four unit structures are either triplexes, quads, townhouses or apartment buildings. Each dwelling is connected to another dwelling. Five to nine and 10 to 19 unit structures could either be townhouses or apartments. Apartments usually make up the bulk of the 20 or more unit structures, but there may be examples of townhouses that may be 20 units connected together.

The majority, 81.1%, of the housing units in Eastlake are single family detached units, the traditional home. This majority is above average compared to Lake County (71.8%) and Cleveland Primary Metropolitan Statistical Areas (PMSA) (64.1%) percentages

Table 6.2 Single-Family Units by Community

Community	Number of single-family units	Percentage
Eastlake	6,726	81.1%
Willowick	5,301	84.2%
Willoughby	5,353	50.0%
Wickliffe	4,456	83.9%
Lake County	68,094	72.8%
Cleveland PMSA	611,865	64.1%

(Table 6.1). But Eastlake percentage of detached units is lower than their neighbors of Willowick (84.2%) and Wickliffe (83.9%) (Table 6.2).

There is an equal distribution of housing units across the census tracts, except, census tract 2020 has 860 more units than the next closest tract. Census tracts 2018 and 2022 have percentages of single family detached units in the 90%, while census tract 2021 has the lowest percentage at 60.8%.

Table 6.3 Number of Units by Census Tract

<i>Census Tract</i>	<i>Number of Units</i>
2018	1,474
2019	1,318
2020	2,557
2021	1,214
2022	1,697
Entire City	8,269

(US Census Bureau)

6.4 Housing Unit Types by Census Tract

Units in the Structure	Eastlake City		Census Tract 2018		Census Tract 2019	
	Number of Units	Units in the Structure	Number of Units	Percentage	Number of Units	Percentage
1 Unit, Detached	6,726	81.1%	1,448	98.2%	897	68.1%
1 Unit, Attached	106	1.3%	0	0.0%	96	7.3%
2 Units	41	0.5%	8	0.5%	13	1.0%
3 or 4 Units	66	0.8%	0	0.0%	0	0.0%
5 to 9 Units	382	4.6%	4	0.3%	19	1.4%
10 to 19 Units	229	2.8%	0	0.0%	17	1.3%
20 or more units	645	7.8%	14	0.9%	261	19.8%
Mobile Homes	74	0.9%	0	0.0%	15	1.1%
Boat, RV, van, Etc.	0	0.0%	0	0.0%	0	0.0%
Units in the Structure	Census Tract 2020		Census Tract 2021		Census Tract 2022	
	Number of Units	Percentage	Number of Units	Percentage	Number of Units	Percentage
1 Unit, Detached	2,083	81.5%	738	60.8%	1,551	91.4%
1 Unit, Attached	36	0.1%	7	0.6%	0	0.0%
2 Units	0	0.0%	11	0.9%	9	0.5%
3 or 4 Units	17	0.7%	20	1.6%	29	1.7%
5 to 9 Units	253	9.9%	78	6.4%	28	1.6%
10 to 19 Units	73	2.9%	121	10.0%	18	1.1%
20 or more units	69	2.7%	239	19.7%	62	3.7%
Mobile Homes	59	2.3%	0	0.0%	0	0.0%
Boat, RV, van, Etc.	0	0.0%	0	0.0%	0	0.0%

(US Census Bureau)

6.2 Age of the Housing Structures

Chart 6.5 shows 84.9% of the housing units in Eastlake were built prior to 1979. This percentage is higher than Lake County, but the percentage is similar to the Cleveland PMSA. The Lake County percentage of 75.6% may be lower based on development patterns of the 1980's, and 1990's. Communities such as Mentor, Kirtland and Concord Township started growing in the last two decades of the 20th Century. 22,848 units or 24.5% of the units were built in Lake County between 1980 and the 2000. While this was not as many homes built in Lake County as the 1940 to 59 period, 26,621 units, or the 1960 to 79 period, 33,433 units, it is not that far off. During the same period, Eastlake only added 1,253 units or 15.1% of the total number of units in the city. This is 1/3 less of the number of units built between 1960-79 and of the amount built between 1940-59.

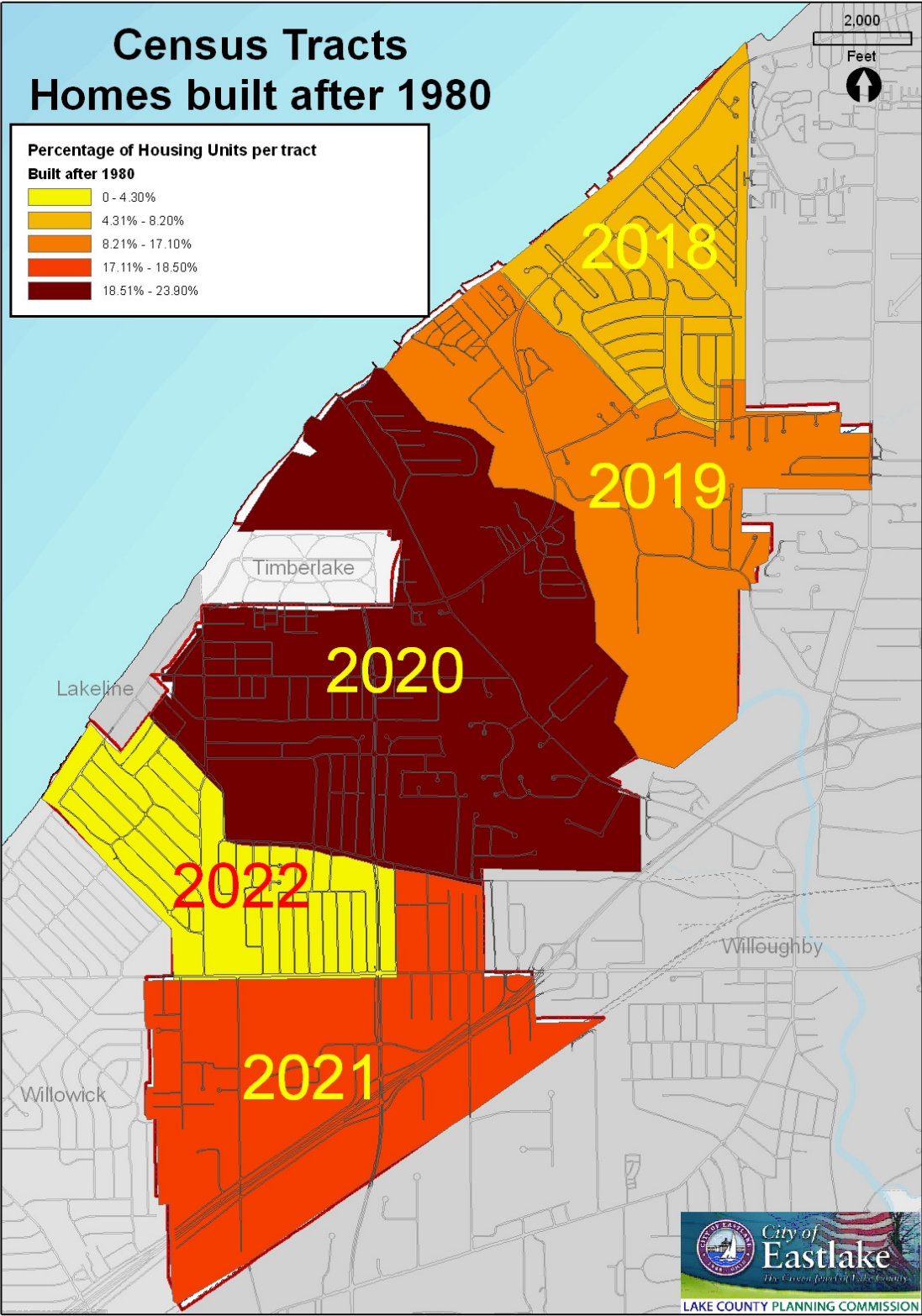
Table 6.5 Decade housing unit constructed

<i>Decade built</i>	<i>Eastlake City</i>		<i>Lake County</i>		<i>Cleveland PMSA</i>	
	<i>Number of units</i>	<i>Percentage</i>	<i>Number of units</i>	<i>Percentage</i>	<i>Number of units</i>	<i>Percentage</i>
1999-2000	106	1.3%	1,180	1.3%	11,075	1.2%
1995-98	273	3.3%	5,159	5.5%	35,874	3.8%
1990-94	242	2.9%	6,080	6.5%	40,612	4.3%
1980-89	632	7.6%	10,429	11.2%	66,212	6.9%
1970-79	1,857	22.5%	17,579	18.8%	128,921	13.5%
1960-69	1,954	23.6%	15,854	17.0%	143,945	15.1%
1940-59	2,545	30.8%	26,621	28.5%	293,465	30.7%
Prior to 1939	74	8.0%	10,585	11.3%	235,044	24.6%

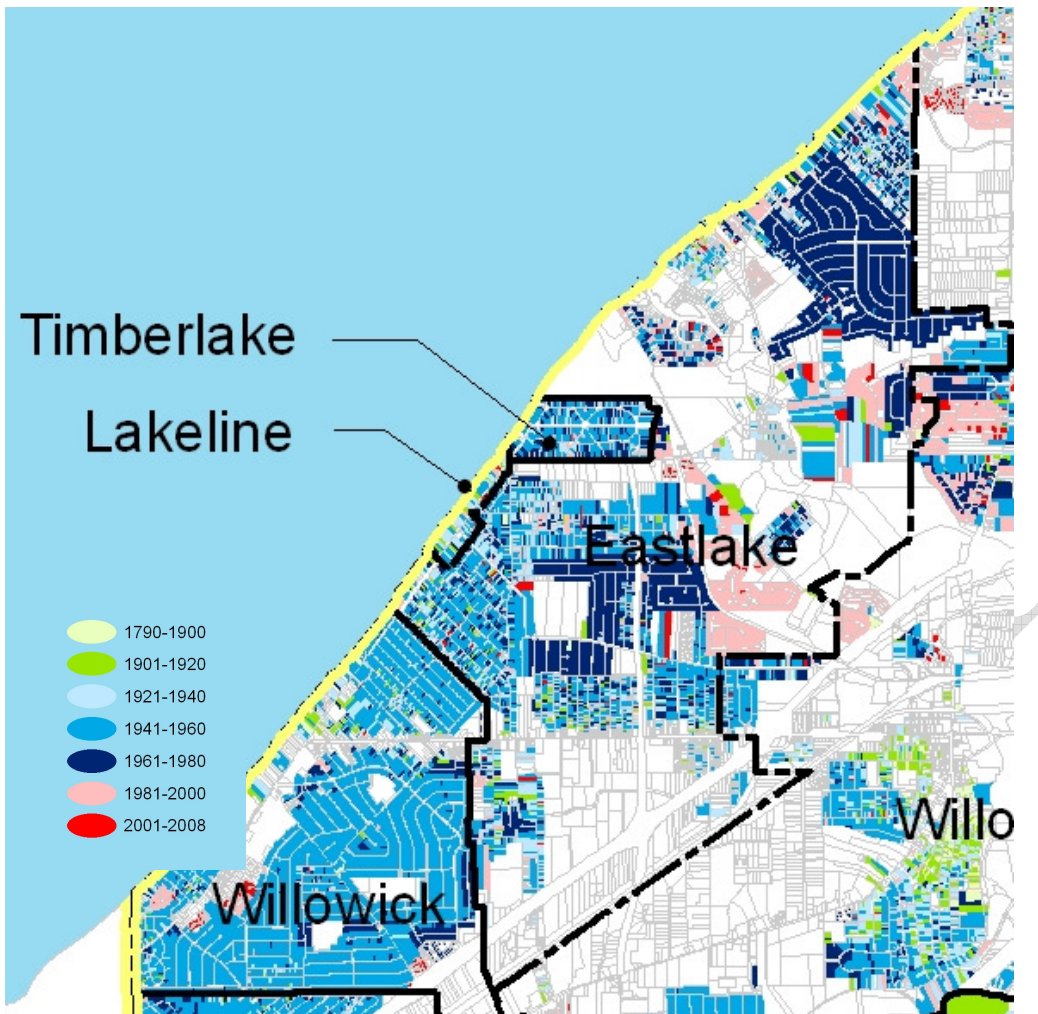
US Census Bureau)

Census tract 2022 has the least amount of housing that was constructed after 1980 and has the highest percentage of units built between 1940 and 1959 (Map 6.1). Census tract 2020 has the highest percentage of housing units built after 1980, 23.9%. This tract also has 48.8% of all the units in the tract being built after 1970. Tract 2019 has a lower percentage of units being built after 1980, 17.1%, but its percentage of units being built after 1970 is similar, it is 47.1%.

Map 6.1: Census Tracts



Map 6.2: Year Structure Built



Census tract 2021 has the smallest number of units, smallest median home values, smallest median number of rooms per unit, and has the second oldest housing stock. This tract is also includes Lakeland Blvd./State Route 2 Corridor. A large portion of the tract has developed or redeveloped as commercial or industrial. There are homes that are located next door to industrial properties and that will effect their values. Also many homes have been converted into other uses or torn down in this tract.

Most of the new housing has been built in census tract 2020. There are many new subdivisions and condominium developments along Erie Road. There have also been some new housing built in harbor neighborhoods.

Census tract 2019 contains Surfside subdivision and most of the housing was built between 1961 and 1980. New developments have created new housing options along Reeves Road.

Table 6.6 Decade Built by Census Tract

Decade built	Eastlake City		Census Tract 2018		Census Tract 2019	
	Number of units	Percentage	Number of units	Percentage	Number of units	Percentage
1999-2000	106	1.3%	13	0.9%	22	1.7%
1995-98	273	3.3%	7	0.5%	87	6.6%
1990-94	242	2.9%	44	3.0%	31	2.4%
1980-89	632	7.6%	56	3.8%	86	6.5%
1970-79	1,857	22.5%	456	30.9%	395	30.0%
1960-69	1,954	23.6%	612	41.5%	344	26.1%
1940-59	2,545	30.8%	222	15.1%	261	19.8%
Prior to 1939	660	8.0%	64	4.3%	92	7.0%
Decade built	Census Tract 2020		Census Tract 2021		Census Tract 2022	
	Number of units	Percentage	Number of units	Percentage	Number of units	Percentage
1999-2000	58	2.3%	6	0.5%	7	0.4%
1995-98	153	6.0%	20	1.6%	6	0.4%
1990-94	123	4.8%	25	2.1%	19	1.1%
1980-89	277	10.8%	173	14.3%	40	2.4%
1970-79	636	24.9%	202	16.6%	168	9.9%
1960-69	374	14.6%	240	19.8%	380	22.4%
1940-59	778	30.4%	419	34.5%	860	50.7%
Prior to 1939	158	6.2%	129	10.6%	217	12.8%

(US Census Bureau)

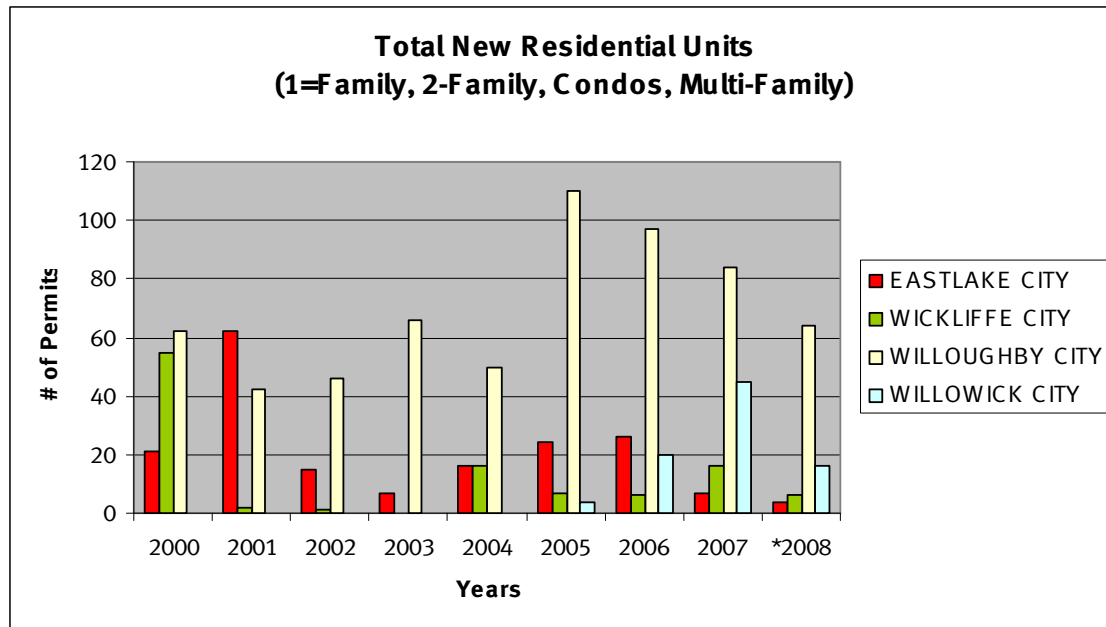
In the past decade, there has been 182 permits pulled to build new single family, two family, condominiums or multi-family units in the City of Eastlake. According the U.S. Census, there were 621 new units constructed in the pervious decade. This is a -70.7% decrease in new units. Eastlake is not the only one experiencing this trend. The City of Willoughby had 1,574 units constructed between 1990 and 2000 (U.S. Census) and only had 621 permits pulled for new units in the past 8 years. That is a -150.5% decrease in units.

Table 6.7 Total New Residential Units (1-family, 2-family, condominiums, multi-family)

Community	2000	2001	2002	2003	2004	2005	2006	2007	2008*
Eastlake	21	62	15	7	16	24	26	7	4
Willowick	0	0	0	0	0	4	20	45	16
Willoughby	62	42	46	66	50	110	97	84	64
Wickliffe	44	2	1	0	16	7	6	16	6

Source: Lake County Planning Commission and Community Building Permit Data

*These figures through September, 2008



6.3 Size of Housing

The median number of rooms per structure in Eastlake is 5.8 rooms. For each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded is strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Eastlake's median number of rooms per structure is equal to Cleveland PMSA, but it is slightly less than the Lake County median number of rooms per structure. This could be traced to the fact that there are larger homes being built to the east of Eastlake. Eastlake is equal to or greater than its neighbors.

The census tracts inside of Eastlake show that there is variation in the housing types. Census tract 2018, in the northeast corner of the community, has the largest homes in the community, while census tract 2021 has the smallest homes in the community. Census tract 2021 has the highest percentage of one, two and three room living units in the community.

Table 6.8 Median Number of Rooms

<i>Community</i>	<i>Median Number of Rooms</i>
Eastlake	5.8
Willowick	5.7
Willoughby	5.3
Wickliffe	5.8
Lake County	6.0
Cleveland PMSA	5.8

(US Census Bureau)

Table 6.9 Median Number of Rooms by Census Tract

<i>Census tract</i>	<i>Median number of rooms</i>
2018	6.4
2019	5.9
2020	5.8
2021	4.9
2022	5.6
Entire City	5.8

(US Census Bureau)

Table 6.8 Number of Rooms by Unit by Census Tract

Rooms	Eastlake City		Census Tract 2018		Census Tract 2019	
	Number of Rooms	Percentage	Number of Units	Percentage	Number of Units	Percentage
1 Room	56	0.7%	0	0.0%	0	0.0%
2 Rooms	111	1.3%	0	0.0%	14	1.1%
3 Rooms	591	7.1%	21	1.4%	141	10.7%
4 Rooms	996	12.0%	68	4.6%	170	12.9%
5 Rooms	1,843	22.3%	264	17.9%	218	16.5%
6 Rooms	2,023	24.5%	429	29.1%	289	21.9%
7 Rooms	1,442	17.4%	329	22.3%	213	16.2%
8 Rooms	764	9.2%	278	18.9%	113	8.6%
9 or more	443	5.4%	85	5.8%	160	12.1%

	Census Tract 2020		Census Tract 2021		Census Tract 2022	
	Number of Units	Percentage	Number of Units	Percentage	Number of Units	Percentage
1 Room	18	0.7%	38	3.1%	0	0.0%
2 Rooms	46	1.8%	45	3.7%	6	0.4%
3 Rooms	193	7.5%	159	13.1%	77	4.5%
4 Rooms	282	11.0%	241	19.9%	230	13.6%
5 Rooms	582	22.8%	293	24.1%	486	28.6%
6 Rooms	599	23.4%	268	22.1%	434	25.6%
7 Rooms	524	20.5%	95	7.8%	281	16.6%
8 Rooms	229	9.0%	40	3.3%	104	6.1%
9 or more	84	3.3%	35	2.9%	79	4.7%

(US Census Bureau)

6.4 Length of Residency

These data refer to the year of the latest move by the householder. If the householder moved back into a housing unit he or she previously occupied, the year of the latest move was reported. If the householder moved from one apartment to another within the same building, the year the householder moved into the present apartment was reported. The intent is to establish the year the present occupancy by the householder began. The year that the householder moved in is not necessarily the same year other members of the household moved in, although in the great majority of cases an entire household moves at the same time.

The largest group of households is the group with 11 to 14 years residency. Their percentage is 25.2% (Table 6.9). Less than 30% of the households in Eastlake have been living in the city for more 30 years. This is a greater percentage than the 30 years or longer length of residency in Lake County, which is 25.3% and for Cleveland PMSA, which is 25.7% .

Table 6.9 When Households Moved into Eastlake

<i>Owner</i>	<i>Eastlake City</i>		<i>Lake County</i>		<i>Cleveland PMSA</i>	
<i>Decade moved in</i>	<i>Number of households</i>	<i>%</i>	<i>Number of households</i>	<i>%</i>	<i>Number of households</i>	<i>%</i>
1999-2000	1,099	13.7%	12,663	14.1%	145,664	16.3%
1995-98	2,018	25.2%	23,181	25.8%	232,665	26.1%
1990-94	1,202	15.0%	15,543	17.3%	143,084	16.0%
1980-89	1,300	16.2%	15,630	17.4%	141,495	15.9%
1970-79	1,241	15.5%	10,738	12.0%	105,511	11.8%
1969 or earlier	1,147	14.3%	11,945	13.3%	124,143	13.9%

(US Census Bureau)

6.5 Home Values

The median home value is lower than most of the neighboring communities. Eastlake Median Home Value is \$110,100, the only other community with a lower median home value is Willowick and their median home value is \$110,000. The median home value is also lower than Lake County Median Home Value of \$127,900, which is higher than most of the neighboring communities.

Census tracts 2018 and 2019 do have median home values higher than the Lake County Median Home Values and the Cleveland PMSA. These two tracts are where the larger homes were built in the community. Census tracts 2021 and 2022 have median home values below \$100,000. These two tracts are near Vine Street and many of the homes are small, built on small lots and were built in the 1940's or 1950's.

Table 6.10 Median Home Values

<i>Community</i>	<i>Median Home Value</i>
Eastlake	\$110,100
Willowick	\$110,000
Willoughby	\$129,000
Wickliffe	\$114,300
Lake County	\$127,900
Cleveland PMSA	\$119,400

(US Census Bureau)

Table 6.11 Median home values

<i>Census tract</i>	<i>Median home Value</i>
2018	\$126,100
2019	\$130,800
2020	\$111,200
2021	\$92,700
2022	\$96,600
Entire City	\$110,100

(US Census Bureau)

Table 6.12 Median Home Values (US Census Bureau)

Home Value	Eastlake City		Lake County		Cleveland PMSA	
	Households	%	Households	%	Households	%
→ \$50,000	131	2.2%	649	1.0%	23,642	4.4%
\$50,000 - \$99,999	2,248	37.0%	15,276	24.1%	171,412	31.9%
\$100,000 - \$149,999	2,821	48.4%	25,833	40.8%	172,573	32.1%
\$150,000 - \$199,999	564	9.3%	11,918	18.8%	85,666	15.9%
\$200,000 - \$299,999	276	4.5%	7,290	11.5%	56,322	10.5%
\$300,000 - \$499,999	30	0.5%	1,943	3.1%	21,184	3.9%
\$500,000 - \$999,999	7	0.1%	372	0.6%	5,433	1.0%
\$1,000,000 and greater	0	0.0%	33	0.1%	978	0.2%

Table 6.13 Median home values by values census tract (US Census Bureau)

Home Value	Eastlake City		Census Tract 2018		Census Tract 2019	
	Households	%	Households	%	Households	%
→ \$50,000	131	2.2%	15	1.1%	0	0.0%
\$50,000 - \$99,999	2,248	37.0%	267	20.4%	134	15.7%
\$100,000 - \$149,999	2,821	48.4%	852	65.1%	459	53.7%
\$150,000 - \$199,999	564	9.3%	131	10.0%	190	22.2%
\$200,000 - \$299,999	276	4.5%	34	2.6%	60	7.0%
\$300,000 - \$499,999	30	0.5%	10	0.8%	12	1.4%
\$500,000 - \$999,999	7	0.1%	0	0.0%	0	0.0%
\$1,000,000 & greater	0	0.0%	0	0.0%	0	0.0%
Home Value	Census Tract 2020		Census Tract 2021		Census Tract 2022	
	Households	%	Households	%	Households	%
→ \$50,000	67	3.5%	19	3.0%	25	1.8%
\$50,000 - \$99,999	672	35.3%	412	64.7%	759	55.8%
\$100,000 - \$149,999	796	41.8%	192	30.5%	520	38.2%
\$150,000 - \$199,999	191	10.0%	12	1.9%	40	2.9%
\$200,000 - \$299,999	165	8.7%	0	0.0%	17	1.2%
\$300,000 - \$499,999	8	0.4%	0	0.0%	0	0.0%
\$500,000 - \$999,999	7	0.4%	0	0.0%	0	0.0%
\$1,000,000 & greater	0	0.0%	0	0.0%	0	0.0%